

City of Riders

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*Planning Commission
Minutes*

The City of Sturgis Planning Commission held a regular meeting on Tuesday, February 3, 2015 at 5:30 p.m. at City Hall, 1040 2nd Street, Sturgis SD.

Members present: Kyle Treloar, Judy Hughes, Tammy Bohn, Suzanne Olson, San Monahan, Arvid Meland and City Council Liaison Jason Anderson.

Chairman Hughes called the meeting to order at 5:35 p.m.

Minutes of January 6, 2015 approved.

Minutes of January 27, 2015 approved.

1. **Re-Plat - Steve Jensen.** Applicant was represented by Shanon Vasknetz. The plat formally splits the parcel containing 41 and 47 Belair Circle which contains a set of town homes. Motion by Treloar to approve, 2nd by Bohn. All voting to recommend approval of the plat as presented.

2. **Use on Review - Corrina Chavez-Ross,** in-home daycare at 1405 Davenport. The applicant was present. Following discussion, a motion to approve was made by Melland, 2nd by Treloar. All voting to recommend approval with no conditions specified.

3. **Use on Review - Mark Norstegaard,** 3341 Whitewood Service Road. The applicant was present and gave a brief summary of his request. Applicant is requesting a 1,000 sq. foot residence within a pre-existing office building within the General Industrial zone. Following discussion and review of supporting documents a motion to approve was made by Monahan, 2nd by Olson. All members voting Yes to recommend approval.

4. **Variance Request - Jim Hildebrand,** 1709 Main Street. The applicant was not present, however he was represented by Shanon Vasknetz. The applicant was requesting variances to the rear and side setbacks of the property to allow for a new garage/workshop which would replace the current storage building. Two members of the public who reside near the property were present and asked questions about parking. After all questions were answered and following discussion, a motion to approve was made by Melland with a 2nd by Olson. All members voted Yes to recommend approval of the request.

5. **Variance Request - Richter Tire,** 701 Lazelle Street. Requesting a variance to the side setback for a new shop addition. Applicants were present to answer questions and provide additional information about the improvements. Following a review of supporting documents

including a site plan and explanation of where the hard surfacing will take place, a motion to recommend approval was made by Olson followed by a 2nd by Monahan. All members voting Yes to recommend approval of the variance.

6. Variance Request - Ken Nelms representing Cem Iskender at 849 Sherman Street. Requesting variances for the side setbacks to this property in order to build a two-story garage/living quarters onto the existing residence. Mr. Nelms was present to answer questions. Three neighbors including those on each side of 849 Sherman were also present to contest the application.

Following comments from the neighbors, the Commission made a review of supporting documents including site plan and elevation exhibits. Discussion took place about the building requirements and comment from the Fire Chief. The Fire Chief indicated the narrow setbacks combined with the height of the proposed building would make firefighting nearly impossible and would pose a significant risk to firefighters and inhabitants of both the structure in question and the residences on either side of that structure. Dave Smith gave an overview of the building code requirements for sprinkler systems in congregate living quarters and the requirement for firewalls when setbacks were minimal.

A motion was made by Treloar to approve with the condition that a sprinkler system would be required. A 2nd was made by Meland. The Commission voted 2=yes and 4=No, the motion did not pass. A motion was then made to recommend a denial of the request by Olson and a 2nd was made by Bohn. 5 members voting Yes to the motion and 1 member voting no. The request for a variance was denied.

No other matters came before the Commission. The meeting adjourned at 6:25pm.